

R&D FLEX, LIGHT INDUSTRIAL WITH OFFICE FOR LEASE

WHERE MODERN ARTISAN MEETS SCIENCE

2629 7TH Street, Berkeley, CA 94710



OFFERING SUMMARY

NUMBER OF UNITS:	1, possibly up to 5
AVAILABLE SF:	Total space 19,054 SF
LEASE RATE:	\$3.33 SF/month
LOT SIZE:	22,651 SF
YEAR BUILT:	1955
BUILDING SIZE:	19,054 SF
RENOVATED:	2007
ZONING:	MULI - Mixed Use Light Industrial Berkeley
MARKET:	East Bay
SUBMARKET:	Berkeley

PROPERTY OVERVIEW

Rare State of the Art industrial building, 19,054 Sq Ft. Completely remodeled in 2007. Interior of smooth polished concrete. Insulated, sprinklered 16'-high ceilings. Open work area with skylights and a wall of windows. Artistic Steel-beam structure creates a canopy over trees and landscaped parking, making for a comfortable parking area. Includes electronic gated entry. Urban-inspired outdoor space running the complete length of the building is a pleasant spot for lawn bowling, gardening, reading and lunchtime relaxing. Modern Kitchen area. There is an additional interior landscaped solarium style area beneath stairs going to the upper floor. Call for leasing divisible space.

PROPERTY HIGHLIGHTS

- Suite A 3,371 SF (1st Floor) Suite A 3,787 SF (2nd Floor)
- Suite B 8,178 SF Suite C 1,826 SF
- Suite D 1,891 SF
- Power 800 Amp/3-phase, insulated sprinklered ceiling
- 2 roll-up doors Polished concrete 3 ADA bathrooms, Gated parking
- Large outdoor area shared with 2619 7th

KELLER WILLIAMS SILICON CITY
510.915.0092
2221 Oakland Road
San Jose, CA 95131

MAUREEN CALDWELL-MEURER, BROKER ASSOCIATE
Commercial RE And Green Investment Analyst, Top Producer
O: 408.755.5972
C: 510.915.0092
Maureen@MCMrealty.org
CA #01908929



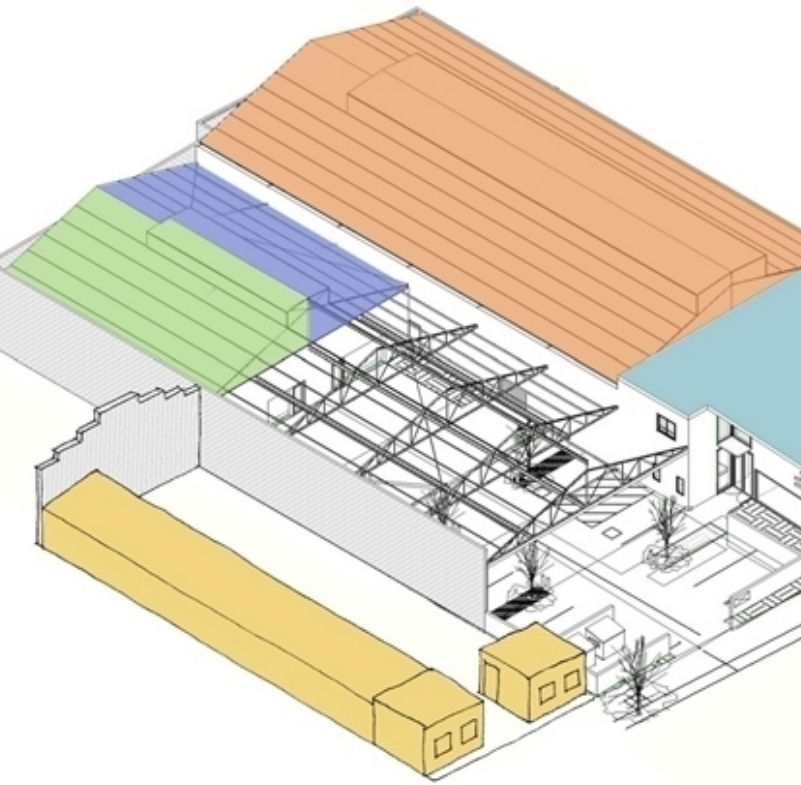
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Site floor plan



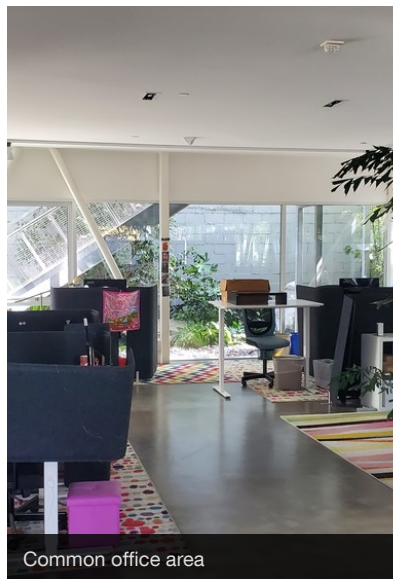
lot map



Open Work area



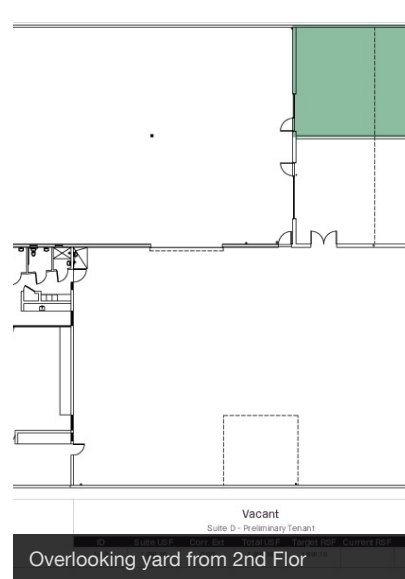
Common Eating area



Common office area



Kitchen



Overlooking yard from 2nd Flor

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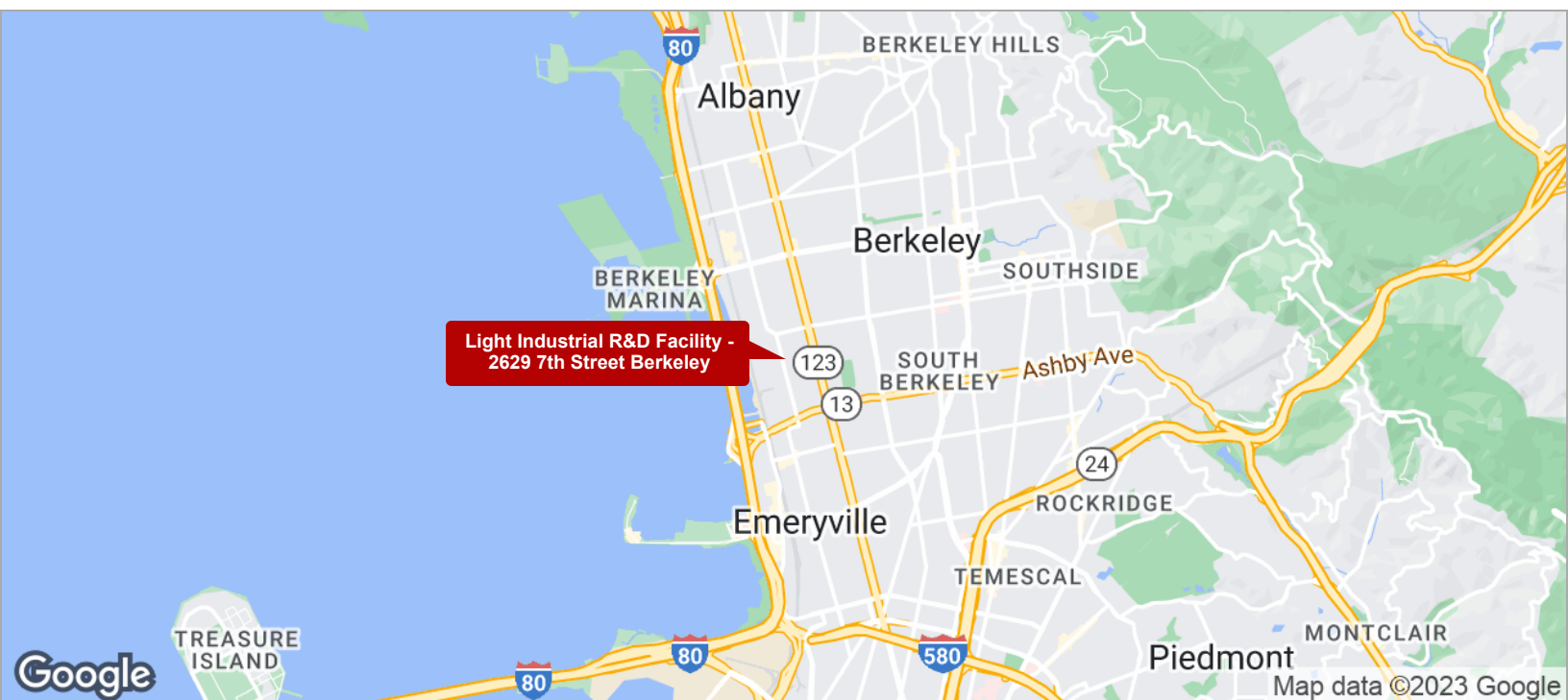
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